

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Special Study	Possible Comprehensive Plan Amendment
Area	Intersection of 161 st Street & Springmill Road
Initiated	August 13, 2007
Requested	Westfield Town Council
Anticipated APC	November 26, 2007
Public Hearing	
Anticipated Town	January 2008
Council Adoption	

Exhibits 1) Proposal to Town Council, 8/13/07

This item is provided to inform the Advisory Plan Commission of the initiation of a Special Study for the intersection of 161st Street and Springmill Road. A copy of the proposal provided to the Westfield Town Council at the August 13, 2007 Council meeting is attached as Exhibit 1. The Council authorized Community Development staff to proceed with this planning effort at that meeting.

Updates as to the progress of the plan will be provided to the Advisory Plan Commission at regularly-scheduled APC meetings.

AFS

Project:

Special study / sub-area plan for intersection of 161st and Springmill Road.

Policy Goal(s):

Build community consensus as to appropriate future land uses for properties abutting and surrounding the intersection.

Description:

The recent zoning and development history of the existing commercial integrated center at the intersection of 161st & Springmill has been a divisive and polarizing chapter in the history of the community. Many remained dissatisfied with the events leading to the development of the center, as well as the existence and operation of the center itself, and were successful in influencing recently-adopted land use policies to avert any future similar development. Conversely, surrounding property owners have developed expectations for their properties based on the introduction of the commercial center to their area, and have begun to actively petition to change their property rights.

Town leadership wishes to address the expectations of abutting property owners while maintaining consistency with adopted public land use policies. Town leadership has asked the Westfield Community Development Department to propose a proactive solution for averting adversarial land-use proceedings, and requested an in-depth examination of the future of the intersection of 161st Street and Springmill Road.

Deliverable:

Amendment to Comprehensive Plan

Other Potential Deliverables:

Possible amendment to Thoroughfare Plan

Possible amendment to Corridors Plan

Possible amendment to Zoning Ordinance (districts for implementation of Plan)

Possible amendments to WPWD construction standards (depending on ZO districts)

Possible amendments to WPWD construction project timing (E.D. involvement?)

Potential Initiation: August 2007 TC

Requested Draft: November 2007 TC

Requested Adoption: January 2008 TC

Recommended Methodology:

Capacity/Demand Analysis (WCD/ WPWD/TAC participants)

Stakeholder meetings (WCD)

Market Analysis (WCD/external consultant)

Community Preference Gallery / Renderings (WCD/external consultant)

Compilation & Analysis (WCD)

Deliverable Document (WCD)

Public Hearing (WCD/APC)

Expanded Discussion of Methodology:

Capacity / Demand Analysis: A standard preliminary step in land use planning. Typically consists of inventory of existing natural features as well as availability of public and private infrastructure, and culminates with analysis of the impact of these factors upon the overall suitability of the subject area for development.

Stakeholder Meetings: Small-scale meetings with affected persons, businesses or other organizations (ex. HOAs or activist groups). Typically conducted individually or in small-group formats, the intent of these meetings is to gain insight in to the preferences and expectations of the impacted parties. These meetings may be based around a standardized questionnaire to establish a common baseline for evaluating feedback, but can be equally successful if conducted in an informal and conversational manner.

Market Analysis: Inventory of existing and proposed housing units within a specified distance of the subject site is compared with published demographic information about the current and projected residents of those housing units, and this information is distilled for the purpose of arriving at a determination as to whether the location in question will support a proposed use.

Community Preference Gallery / Renderings: A display of visualizations based upon the input gathered in earlier phases, with the opportunity for public comment on the presented graphics. This tool is a means of gathering impressions on design concepts that are not easily conveyed verbally, such as mass, scale, and form.

Compilation & Analysis: The feedback and information gained as a result of prior steps is gathered, ordered, and reviewed for commonalities, conflicts, unresolved issues and new issues discovered through the listed processes. Serves as the basis for any recommendations offered.

Deliverable Document: Culmination of the process. Provides recommendations for the study area in as broad or as narrow a focus as the information warrants. Common elements include potential timelines, implementation steps, and guidelines or benchmarks for evaluating progress and compliance.